



JOINT ANTELOPE VALLEY AUTHORITY
Citizen's Committee Meeting
September 29, 2004

Meeting Began at: 10:10 a.m.

Board Members Present:	Glenn Johnson,
Citizen's Committee Members Present:	Delores Lintel, Mike Morosin, Beth Thacker, Jim Christo, James Mastera, Randy Stramel
Citizen's Committee Members Absent:	Robert Campbell, Pam Manske, Jim Cook
Others Present:	Amy Cornelius-Jones, Bruce Sweney, Wynn, Hjermstad, Shannon Paul, Kent Seacrest, Lynn Sebald, Glen Cekal

Order No. 04-01 - Call Meeting to Order -
Glenn Johnson called the meeting to order.

Order No. 04-02 - Discussion of the JAVA Citizen's Committee Members' approval of the Suggested Changes in the Redevelopment Plan.

Wynn Hjermstad gave an introduction as to how some of the suggested changes came about. The DLA (Downtown Lincoln Association) is in the process of doing a Downtown Master Plan. The Downtown Master Plan and Antelope Valley projects are separate projects. There was discussions between the two groups about both plans and how they mesh together. The DLA Consultant came back with a few comments, mainly regarding 'O' Street. There was an area that had been designated as MURT (Mixed-Use Retail) that they suggested to change to MU (Mixed-Use). In working with the DLA group, some wording changed and minor details on the map changed to accommodate the change from MURT to MU. This was enough of a change that warranted bringing the advisory groups back together for a review.

Kent Seacrest presented a more detailed explanation of the changes being proposed and the thinking behind the proposal. The main idea is that the plan has been simplified particularly in the area of 17th - 27th Street and Q Street down to K & L Streets [revised map attached]. This area had a variety of classifications that is being simplified down to one, Mixed-Use. Some of the discussion with DLA centered around the various uses for the downtown area which includes, retail, businesses and entertainment. Another idea presented was that 'P' Street become more of a pedestrian corridor creating a line from the downtown Haymarket area to the new Antelope Valley Creek. Housing on 'N' Street in the Antelope Valley area was also brought up in conjunction with making it a pedestrian corridor as well. Ultimately, the group's thought that the Mixed-Use designation would best serve both projects. Dolores Lintel wanted clarification that the change from MURT to MU, basically allowed for variance and different opportunities of uses. Seacrest agreed that this gives flexibility for both residential and retail uses. Lintel followed with a question about developer's use of the land and if City officials had any input as to what goes into these areas regardless of the money that the developer is willing to use. It was Seacrest's

opinion that a project of this magnitude would need government assistance to assemble the land, which follows that the City Council would become involved. This type of project also required tax increment financing which also involves the City Council and Mayor for decisions. There is also the issue of parking and parking garages. The question was asked in regards to development if the guidelines for the Channel required the work to be 80% complete before any development could take place. Johnson responded that this percentage was a minimum requirement and that he is seeking more clarification on this topic.

The overall consensus of those members present was that the change to the Redevelopment Plan was acceptable. The Citizen's Committee will present a letter of approval at the next JAVA Board meeting in October.

Meeting adjourned at approximately 10:55 a.m.